146.0	0005	0018.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	696,900 /	696,900
USE VALUE:	696,900 /	696,900
ASSESSED:	696,900 /	696,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
187		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	187 NEWPORT LLC
Owner 2:	
Owner 3:	
Street 1:	1337 MASSACHUSETTS AVE
Street 2:	SUITE 302
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BUCHANAN KATHLEEN & -
Owner 2:	TYNAN CHARLES F -
Street 1:	187 NEWPORT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1352 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4400.000	252,800	2,500	441,600	696,900
Total Card	0.101	252,800	2,500	441,600	696,900
Total Parcel	0.101	252,800	2,500	441,600	696,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 515.31 | /Parcel: 515.31

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	96292
GIS Ref	
GIS Ref	
Insp Date	07/19/21

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 146.0-0005-0018.0

!11459!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	252,800	2500	4,400.	441,600	696,900		Year end	12/23/2021
2021	101	FV	261,900	2500	4,400.	441,600	706,000		Year End Roll	12/10/2020
2020	101	FV	261,900	2500	4,400.	441,600	706,000	706,000	Year End Roll	12/18/2019
2019	101	FV	218,200	2500	4,400.	414,000	634,700	634,700	Year End Roll	1/3/2019
2018	101	FV	213,600	2500	4,400.	342,200	558,300	558,300	Year End Roll	12/20/2017
2017	101	FV	213,600	2500	4,400.	314,600	530,700	530,700	Year End Roll	1/3/2017
2016	101	FV	213,600	2500	4,400.	287,000	503,100	503,100	Year End	1/4/2016
2015	101	FV	202,000	2500	4,400.	281,500	486,000	486,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:33:19

LAST REV

Date	Time
09/16/21	17:56:57
jorourke	

USER DEFINED

Prior Id # 1:	96292
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11459

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUCHANAN KATHLE	78266-517	1	7/16/2021		670,000	No	No		
BUCHANAN KATHLE	64719-328		12/29/2014	Convenience	1	No	No		
BUCHANAN JACK E	32283-231		9/15/2001	Family	57,500	No	No		
	21041-208		3/1/1991		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2021	SQ Mailed	JO	Jenny O
7/19/2021	Measured	DGM	D Mann
12/16/2017	MEAS&NOTICE	HS	Hanne S
1/30/2009	Measured	336	PATRIOT
4/19/2000	Inspected	264	PATRIOT
11/22/1999	Measured	153	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4400		Sq. Ft.	Site		0	80.	1.25	9									441,602						441,600	

Total AC/HA:	0.10101	Total SF/SM:	4400	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	441,602	Spl Credit		Total: 441,600

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

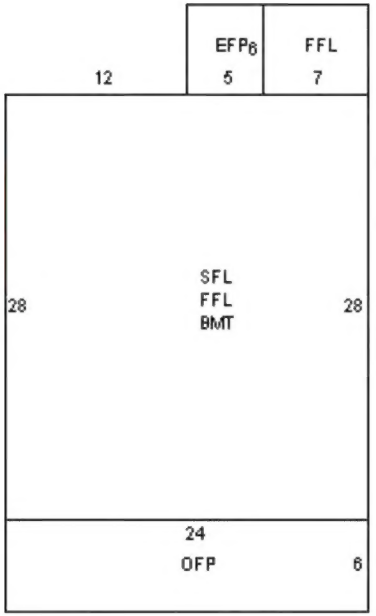
OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

COMMENTS

PDAS OF=BMT SINK.

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	366392
Depreciation:	113581
Depreciated Total:	252810

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	182.23
Special Features:	0	Val/Su Net:	115.01
Final Total:	252800	Val/Su SzAd	186.93

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	714	182.230	130,113
BMT	Basement	672	54.670	36,738
SFL	Second Floor	638	182.230	116,337
OFP	Open Porch	144	27.960	4,026
EFP	Enclos Porch	30	72.590	2,178

Net Sketched Area:	2,198			Total:	289,392
Size Ad	1352.3999	Gross Area	2232	FinArea	1352

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0005-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	F	FR	1925	24.75	T	50	101			2,500			2,500

More:	N	Total Yard Items:	2,500	Total Special Featues:		Total:	2,500

IMAGE

AssessPro Patriot Properties, Inc